



Luscombe Maye
Since 1873

Kingsway Park, Kingsbridge

Guide Price £375,000

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Set within an Area of Outstanding Natural Beauty, this semi-detached home enjoys breathtaking views of the surrounding countryside. Thoughtfully maintained inside and out, it offers a perfect balance of comfort and convenience, with easy access to local amenities and reputable schools. The property also benefits from a detached garage and generous living space, making it an excellent choice for families, retirees, and young professionals alike.

A rare opportunity for watersports enthusiasts—this property boasts an exceptional location just moments from the Kingsbridge Estuary, with a nearby slipway offering direct access to paddleboarding, kayaking, and dinghy sailing. For yacht owners, a secure gated pontoon is conveniently close, making water access effortless. The extensive driveway is perfectly suited for boat storage, while the detached garage provides ample room for kayaks and paddleboards. Whether you're an avid sailor or a weekend paddler, this home is a true haven for coastal adventure.

Inside, the ground floor features a spacious open-plan sitting/dining room. This area, illuminated by natural light, includes a stone fireplace and wood-effect laminate flooring. An arched opening delineates the living and dining areas, with sliding glass doors leading to the rear garden. The adjacent kitchen features traditional wooden cabinetry, light-coloured countertops, and a tiled backsplash.

The first floor houses three bedrooms, each decorated in neutral tones. The spacious master bedroom enjoys a pleasant view of the back garden whilst Bedroom 2 has views over the nearby countryside. Bedroom 3 is ideal for a nursery or a home office. The family bathroom is equipped with a bathtub and practical features like grab bars and a radiator.

The exterior features a well-maintained garden with a blend of lawn, gravel, and paving, mature trees, and shrubs. A brick wall and blue fence border the property, providing privacy and security.

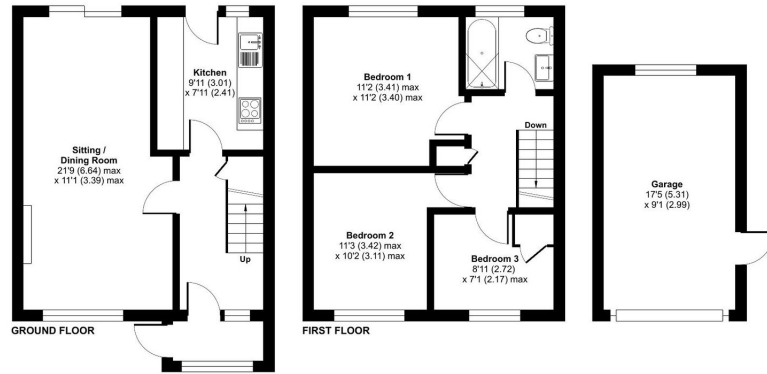
Located in a desirable area, the property is within walking distance of local amenities such as supermarkets, Quayside Leisure Centre and Kingsbridge Post Office. Award-winning local restaurants nearby





Kingsway Park, Kingsbridge, TQ7

Approximate Area = 803 sq ft / 74.6 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 974 sq ft / 90.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1320012



- Three Bedroom Semi Detached House
- Private Garden
- Driveway Parking
- Countryside Views
- No Onward Chain
- Open Plan Living/Dining Area
- Garage
- Close to Schools and Local Amenities
- Close Proximity to Kingsbridge Estuary



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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